

The Wethersfield Historic District Commission held a Public Hearing on March 8, 2016 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
Douglas Ovian, Vice Chairperson  
Mark Raymond, Clerk  
Chris Lyons  
John Aforismo, Alternate

Members Absent: Jennifer Wolf  
Daniel Bucknam, Alternate  
Damian Cregeau, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Raymond read the Legal Notice as it appeared in the *Rare Reminder* on February 25, 2016.

**APPLICATION NO. 4472-16.** Joseph Paskale seeks to construct a 3' high split rail wood fence with welded wire fencing attached and gates to enclose the yard and to allow the existing fencing to remain at 26 Wilcox Street.

Joseph Paskale, 26 Wilcox Street, appeared before the Commission. Drawings and plot plans were submitted. He would like to install a 3' high split rail wood fence with welded wire fencing attached. There will be three single gates with standard latch hardware. The new fence will intersect and be built around the existing white picket fence.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4473-16.** Larissa Lake and Antonio Lenocci seek to 1) construct a 15'x19' addition on the front of the building; 2) construct a 22'x7' covered front porch; 3) construct a 9'x13' covered back porch with a handicapped lift system; 4) construct a stairway and door for 2<sup>nd</sup> floor egress on the rear of the building; 5) replace existing wood windows with Harvey Tribute vinyl replacement windows; 6) replace existing wood doors with fiberglass doors; 7) replace the existing lighting with new lighting; 8) replace the existing aluminum siding with fiber cement siding; 9) add new trim details to the building; 10) demolish the chimney and install a new roof; 11) install new mechanicals for the building including condenser units; 12) construct an approximately 95'x45' parking lot in the rear of the property with lighting; 13) install new landscaping and hardscape for the entire property to include walkways at 146 Main Street.

Larissa Lake and Antonio Lenocci, 146 Main Street; Don DiLeo, Builder, 2185 Albany Avenue, West Hartford; Gary Vivian, 43 Old Pewter Lane; and Ozzy Torres, Torres Design, 63 Reed Drive, Wethersfield, appeared before the Commission. Drawings and detailed plans were submitted. The new addition is in the front of the building, but not making the footprint any wider, just bringing it forward. There will be 14" columns in front. There will be no changes to the side elevation. The building is aluminum sided now. They will replace the siding with cementitious board with PVC trim.

The existing details will remain. The front window in the peak will be specially built and made of wood. The new front door will have side lights. All windows are 33 ½" x 77". The windows will be symmetrical. The window and door will be moved slightly to allow for the symmetry. The trim boards will match the exposure of the cementitious board at 5¼". It's PVC material, 1x8s along the bottom with the rakes. The façade will have 12" corner boards. The windows, Harvey Majesty, will be all wood with aluminum cladding and black in color. The window patterns will be as drawn, 6/6 or 9/9, and they will have full screens. They are simulated divided light windows with a 5/8" muntin. The columns are 14" round and made of fiberglass. They are smooth, non-tapered. They have a top and bottom design as shown.

The new foundation will be concrete with a brick veneer. It will be painted grey. Samples were provided. They will add one new basement window. There will be lattice underneath the porch, trimmed with a 1x6 with a 1x8 on the bottom and 2x2s in the middle. The flooring and stair treads are Trex. It is not tongue and groove. The railing is modular and is code compliant. The front will have a raised planting bed around two sides so they will only have one rail and two rails on the stairs coming down. The second floor egress design isn't 100% decided. They might have a small roof over the landing. It will be an open stair design and the mechanicals will be located under the stairs. All design elements are the same as the front design. The columns will be 10". The front door has a panel below the glass and side lights on either side.

The light fixtures are minimalistic. There is one hanging light fixture and recessed lighting on the front porch. There will be a sidelight sconce for the rear door. The parking lot will have 14' shielded down lights. They are non-tapered and non-fluted. There will be a lantern light in back above the stairs. There will be standard gutters and downspouts. Details and specs for the trim are provided in the booklet. There will be a lift in the back corner off of the deck. The chimney is falling apart and in bad shape. They plan to remove it or replace it.

The hardscape will be an asphalt lot. A sample of the pavers was provided for the walkway and the decorative border along the walkway and the center of the decorative element. The hatchway in back will be replaced with a standard steel hatchway. The roof will have new asphalt shingles in a color from the approved list. For screening, there will be 6 to 7' arborvitaes planted around the parcel. There are existing trees and there will be foundation plantings as well.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Rose Pysh, 35 Center Street, expressed concerns and asked questions about the application.

Julie Sapia, 136 Main Street, asked questions about the application.

Lorraine Powers, 126 Main Street, expressed concerns and asked questions about the application.

Howard Willard, 141 Main Street, asked questions about the application.

Larry Powers, 126 Main Street, asked questions about the application.

Vacek Miglus, 31 Main Street, made comments about the application.

Amy Wittorff, 17 Center Street, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4474-16.** Renewal by Andersen seeks to install twenty-one (21) replacement windows at 14 Avalon Place.

Christopher George, 26 Albion Road, Lincoln, RI, appeared before the Commission. Photos were submitted. They would like to replace 21 windows with simulated divided light windows with grills on the inside and outside. They will be using double-hung composite windows. The windows will be white and they will have ½ screens in a charcoal color. The window hardware is white. They will keep all of the same grill patterns as existing. The windows will be done as an insert and they won't be touching the exterior trim.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Garry Vivian, 43 Old Pewter Lane, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4475-16.** Renewal by Andersen seeks to install five (5) replacement windows at 12 Town House Lane.

Christopher George, 26 Albion Road, Lincoln, RI, appeared before the Commission. Photos were submitted. The existing windows have internal removal grills. The proposed window will have interior grids. They will wrap the outside trim in green Mastic to match the existing trim. The windows are white. They are replacing three windows on the second floor front and two in the back. They will have full screens.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4476-16.** Ashley and Jordan Price seek to construct a 10'x6'x8' chicken coop in the rear yard at 118 Broad Street.

Ashley and Jordan Price, 16 Glastonbury Hunt Lane, South Glastonbury, appeared before the Commission. Photos were submitted. The coop is already in place at their home and they will move it to their new home. It is made of wood and mesh. They are open to placing it where appropriate on the property. They would like to place it behind the barn. They are also open to screening the coop as necessary.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Anthony Lenocci, 146 Main Street, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Raymond, seconded by Commissioner Ovian, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo

**APPLICATION NO. 4472-16.** Joseph Paskale seeks to construct a 3' high split rail wood fence with welded wire fencing attached and gates to enclose the yard and to allow the existing fencing to remain at 26 Wilcox Street.

Upon motion by Commissioner Lyons seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that it's a nice split rail fence. He has no issue with the picket fence remaining.

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo

**APPLICATION NO. 4473-16.** Larissa Lake and Antonio Lenocci seek to 1) construct a 15'x19' addition on the front of the building; 2) construct a 22'x7' covered front porch; 3) construct a 9'x13' covered back porch with a handicapped lift system; 4) construct a stairway and door for 2<sup>nd</sup> floor egress on the rear of the building; 5) replace existing wood windows with Harvey Tribute vinyl replacement windows; 6) replace existing wood doors with fiberglass doors; 7) replace the existing lighting with new lighting; 8) replace the existing aluminum siding with fiber cement siding; 9) add new trim details to the building; 10) demolish the chimney and install a new roof; 11) install new mechanicals for the building including condenser units; 12) construct an approximately 95'x45' parking lot in the rear of the property with lighting; 13) install new landscaping and hardscape for the entire property to include walkways at 146 Main Street.

Upon motion by Commissioner Garrey seconded by Commissioner Aforismo and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The chimney shall remain or shall be replaced in kind.

**Discussion**

Commissioner Garrey stated that the windows look more imposing in the drawing. It would be nice for the windows to be consistent. He likes the design. He likes that the windows are black.

Commissioner Ovian stated that he would like to take a look at the drawings for the front façade windows to match the side elevation which is 6/6. SDL black windows will be much less prominent than SDL white windows. He wouldn't mind seeing the alternatives. A lot of people in the neighborhood expressed concern over the size of the windows. He's concerned that the three tall windows will make the addition too prominent.

Commissioner Lyons stated that being a commercial building and utilizing that space, those are cathedral ceilings in there, not a store, that's going to get them the best light in there and really utilize it for what they want inside. He likes the 9/9 windows. It will be difficult to shorten those windows.

Commissioner Aforismo stated that he likes the design. It brings so much to it.

Commissioner Raymond stated that he likes the character. It brings more depth to Main Street.

Aye: Garrey, Raymond, Lyons, Aforismo

Nay: Ovian

**APPLICATION NO. 4474-16.** Renewal by Andersen seeks to install twenty-one (21) replacement windows at 14 Avalon Place.

Upon motion by Commissioner Ovian seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that he remembers this window well and it's always been one of his favorites because it's molded so you don't see the joining lines. The matte finish on them is much better than other windows.

Commissioner Ovian stated that the representations about how the window will look when installed were very important to him. He is hopeful that this will be one of the more successful window applications in the District.

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo

**APPLICATION NO. 4475-16.** Renewal by Andersen seeks to install five (5) replacement windows at 12 Town House Lane.

Upon motion by Commissioner Ovian seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. Muntins shall be permanently affixed to the exterior of the windows.

**Discussion**

Commissioner Lyons stated that there is no association so they will start seeing these applications for windows haphazardly.

Commissioner Ovian stated that they stippled SDL on other windows for another application. They should be consistent with the other unit. They should be consistent with their approvals in the same complexes.

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo

**APPLICATION NO. 4476-16.** Ashley and Jordan Price seek to construct a 10'x6'x8' chicken coop in the rear yard at 118 Broad Street.

Upon motion by Commissioner Lyons seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that what's a better location for a chicken coop than behind a barn?

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo

**MINUTES OF JANUARY 12, 2016**

Upon motion by Commissioner Garrey, seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the minutes of the January 12, 2016 meeting as amended.

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo

**MINUTES OF FEBRUARY 23, 2016**

Left open until next meeting.

**CERTIFICATE OF APPROPRIATENESS EXPIRATION EXTENSION**

Melinda and James Robidoux seek to extend the expiration of Certificate of Appropriateness Number 5350-15 from March 10, 2016 to July 1, 2016. They request the extension to complete the installation of the fencing and the siding.

Upon motion by Commissioner Garrey, seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the extension as requested.

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo

**OTHER BUSINESS**

**Public Comments on General Matters of the Historic District**

None.

**Report of the Historic District Coordinator**

None.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Raymond, seconded by Commissioner Ovian and a poll of the Commission, it was voted to ADJOURN the meeting at 9:40 PM.

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Mark Raymond  
- Clerk -